

**RESOLUTION NO. 20050623-035**

**WHEREAS**, the City Council of the City of Austin has found that public necessity requires the acquisition by the City of certain real property interest as stated hereinafter for the purposes hereinafter stated; and

**WHEREAS**, the City of Austin has attempted to purchase said real property interest and has been unable to agree with the owners of that real property interest on the fair market value thereof; **NOW, THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

That the City Attorney, or other authorized designee, is hereby authorized and directed to file or cause to be filed a suit in eminent domain on behalf of the City of Austin against the owners now having or who may acquire an interest in the real property interest needed by the City, to acquire a certain real property interest at the location hereinafter stated, for the purpose hereinafter stated, and from the owners hereinafter stated and/or their successors in interest, and to take whatever other action may be deemed appropriate to economically effect the needed acquisition; said real property interest to be acquired is described in Exhibit "A," which is attached hereto and made a part hereof for all purposes.

The City Attorney or other authorized designee shall file eminent domain proceedings for:

Owner: Edward D. Hill and Jeral Tatum Hill

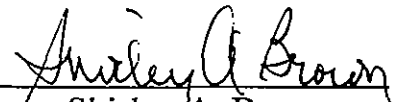
Project: Upper Tannehill - Broadmoor and Cameron Project, a portion of the Austin Clean Water Program

Intended Purpose: permanent wastewater line easement, to upgrade and improve wastewater lines, to prevent leakage of wastewater lines, and to comply with a federal mandate.

Location: 1307 Broadmoor Drive, Austin, Texas, and see attached field note.

ADOPTED: June 23, 2005

ATTEST:

  
Shirley A. Brown  
City Clerk

Edward D. Hill and wife, Jeral Tatum Hill  
Lot 16, Block D, Windsor Park, Section 4A  
To  
City of Austin  
(for Wastewater Easement)

**FIELD NOTES FOR PARCEL 5007.08 WE**

**ALL OF THAT CERTAIN 0.013 ACRE (547 SQUARE FEET) TRACT OR PARCEL OF LAND SITUATED IN THE JAMES P. WALLACE SURVEY, TRAVIS COUNTY, TEXAS, AND OUT OF LOT 16, BLOCK D, WINDSOR PARK, SECTION 4A, A SUBDIVISION RECORDED IN PLAT BOOK 7, PAGE 178 OF THE TRAVIS COUNTY PLAT RECORDS (T.C.P.R.) OF TRAVIS COUNTY, TEXAS AS CONVEYED BY GENERAL WARRANTY DEED TO EDWARD D. HILL AND WIFE, JERAL TATUM HILL IN VOLUME 11492, PAGE 00550, OF THE REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS (R.P.R.T.C.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2-inch iron rod found having Texas State Plane Coordinate (Texas Central Zone, NAD83(CORS), U.S. Feet, Combined Scale Factor 0.999939805) values of N=10086014.36, E=3126255.76, for the common front corner of Lot 16 and Lot 17 of said Windsor Park, Block D, Section 4A, also being on the southerly Right-of-Way (R.O.W.) line of Broadmoor Drive (50' R.O.W.);

**Thence**, with the common line of said Lot 16 and Lot 17, South 22 degrees 32 minutes 01 seconds West, a distance of 110.01 feet to a 60-D nail set on the northerly line of an existing 5-foot drainage and public utility easement (D.&P.U.E.) described in Book 7, Page 178 of the T.C.P.R.;

**Thence**, through and across said Lot 16 the following two (2) courses and distances;

1. With the northerly line of said D.&P.U.E., North 62 degrees 26 minutes 59 seconds West, a distance of 5.02 feet to a 60-D nail set;
2. North 22 degrees 32 minutes 01 seconds East, a distance of 108.80 feet to a 60-D nail set on the northerly line of said Lot 16, also being the southerly R.O.W. line of said Broadmoor Drive;

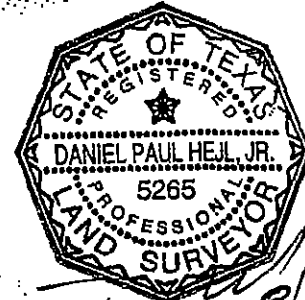
**Thence**, with the northerly line of said Lot 16 and the southerly R.O.W. line of said Broadmoor Drive, 5.06 feet along the arc of a curve to the right, said curve having a central angle of 00 degrees 59 minutes 27 seconds, a radius of 292.59 feet, and a chord that bears South 76 degrees 14 minutes 29 seconds East, a distance of 5.06 feet to the **POINT OF BEGINNING** and containing 0.013 acre (547 S.F.) of land, more or less.

I hereby certify that these field notes were prepared by Vara Land Surveying, Inc., from a survey made on the ground in August of 2003 under my supervision.

Prepared by Vara Land Surveying, Inc.



Daniel P. Hejl, Jr.  
Registered Professional Land Surveyor No. 5265  
Date: August 24, 2003



08/26/03

Bearing Basis: The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83(CORS), combined scale factor=0.999939805). The reference for this project is a 1/2-inch iron rod found for the northeast corner of Lot 17, Block D, Windsor Park Section 4A and the northeast corner of Lot 16 Block D, Windsor Park Section 4A, having a grid bearing of North 22 degrees 32 minutes 01 seconds East (North 24 degrees 58 East – plat bearing).

**FIELD NOTES REVIEWED**

By:  Date: 8-26-03

**Austin Clean Water Program  
Survey Coordinator**

**VARA LAND SURVEYING, INC.**

Ph: (512) 836-2622

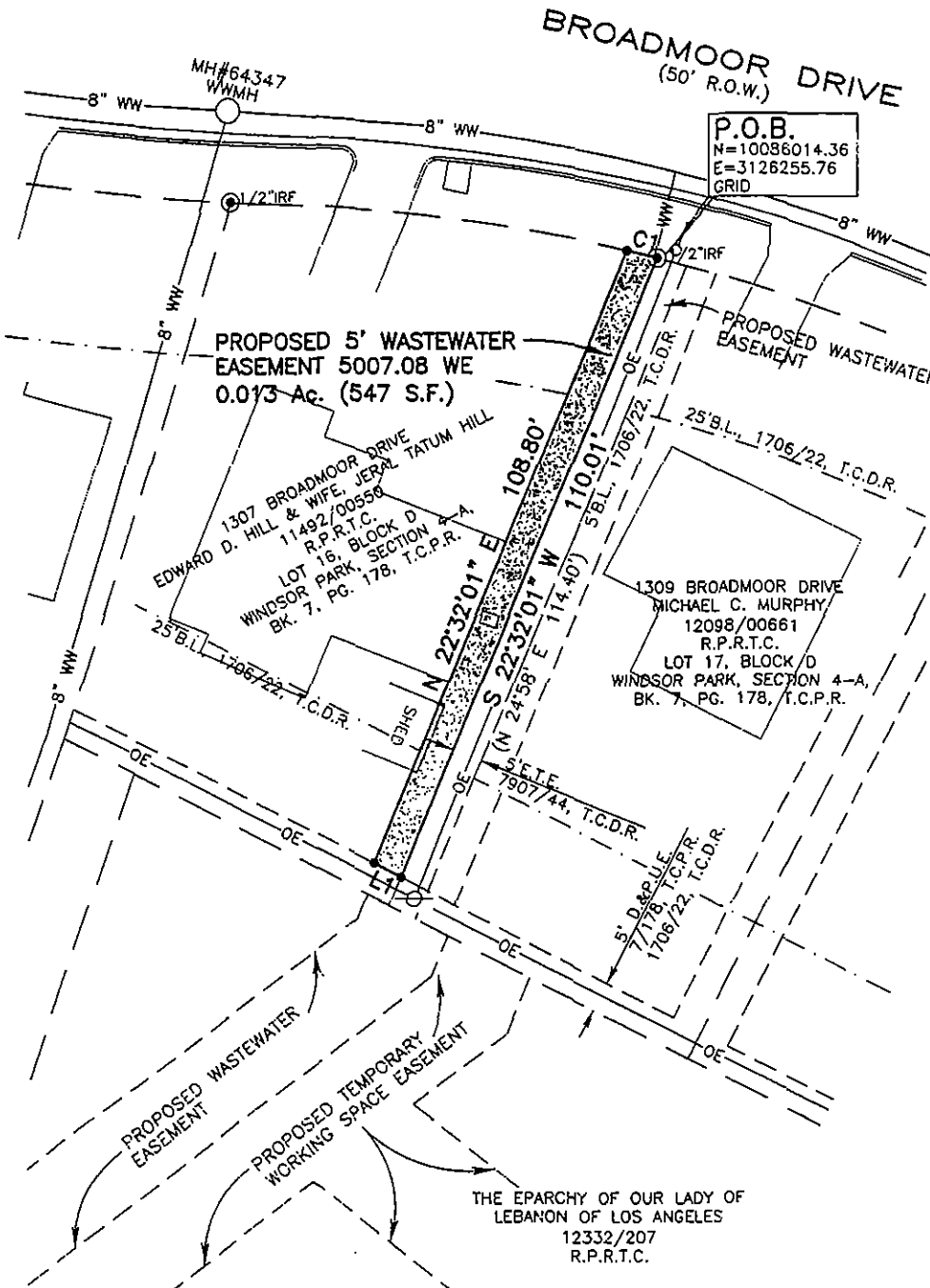
August 24, 2003

5007.08we.doc

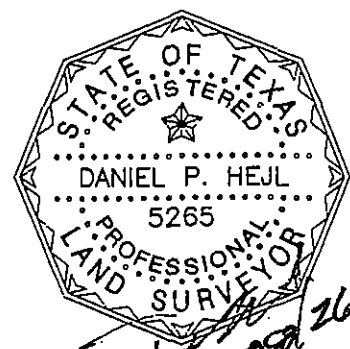
TCAD #0222140535

MAP GRID #L26

# SURVEY OF A PORTION OF WINDSOR PARK, SECTION 4A OUT OF THE JAMES P. WALLACE SURVEY, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



- LEGEND**
- 1/2-INCH IRON ROD FOUND
  - 60-D NAIL SET
  - CALCULATED POINT
  - POINT OF BEGINNING
  - P.O.B.
  - P.O.C.
  - T.C.D.R.
  - T.C.P.R.
  - O.P.R.T.C.T.
  - D.&P.U.E.
  - S.S.E.
  - E.T.E.
  - R.P.R.T.C.
  - ( ) RECORD DIMENSION
  - PROPOSED EASEMENT
  - PROPERTY LINE
  - EXIST. D.&P.U.E.
  - EXIST. S.S.E.



| NUM | DELTA     | ARC   | RADIUS  | BEARING     | DISTANCE |
|-----|-----------|-------|---------|-------------|----------|
| C1  | 00°59'27" | 5.06' | 292.59' | S76°14'29"E | 5.06'    |
| L1  |           |       |         | N62°26'59"W | 5.02'    |

**BEARING BASIS NOTE:**  
THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATES, TEXAS CENTRAL ZONE, NAD83(CORS) DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM REFERENCE POINT CB22, HAVING COORDINATE VALUES N=10084531.41, E=3128111.59 AND REFERENCE POINT L-25-1001(RM03), HAVING COORDINATE VALUES N=10084864.093, E=3126476.150. COMBINED SCALE FACTOR=0.999939805. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

AS SURVEYED BY  
VARA LAND SURVEYING, INC.

DANIEL P. HEJL, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5265  
DATE: 08/26/03

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A CURRENT TITLE REPORT, G.F. No. 03060100, EFFECTIVE DATE: 5-27-03.

**VARA LAND SURVEYING, INC.**  
601 Farley Drive, Austin, Texas 78753  
(512) 836-2622 FAX (512) 836-0273